

# Bradford County Law Journal

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Towanda, PA Tuesday, July 22, 2014

No. 24



The Court:

The Honorable Maureen T. Beirne, President Judge

Editors:

Albert C. Ondrey, Esquire, Chairman

Daniel J. Barrett, Esquire

Deborah Barr, Esquire

Frances W. Crouse, Esquire

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**Bradford County Law Journal**

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By requirement of Law and Order of Court the BRADFORD COUNTY LAW JOURNAL is made the medium for the publication of all Legal Advertisements required to be made in the County of Bradford, and contains all Notices of the Sheriff, Register, Clerk of the Courts, Prothonotary and all other Public Officers, Assignees, Administrators and Executors, Auditors, Examiners, Trustees, Insolvents, the formation and dissolution of Partnerships, Divorces &c., affording indispensable protection against loss resulting from want of notice. It also contains the Trial and Argument Lists of all the Courts in Bradford County, and selected Opinions and Decisions of the Courts of Bradford County.

All legal notices must be submitted in typewritten form and are published exactly as submitted by the advertiser. The Law Journal assumes no responsibility to edit, make spelling corrections, eliminate errors in grammar or make any changes in context.

Legal notices must be received before 10:30 A.M. on the Monday preceding publication or in the event of a holiday on the preceding work day.

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## BRADFORD COUNTY LAW JOURNAL

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### ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

#### FIRST PUBLICATION

##### **Brown, Dean Earl**

Late of Troy Township (died May 14, 2014)

Executrix: Penny Brown c/o Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

Attorneys: Niemiec, Smith & Pellinger, Attorneys-at-law, 427 Main Street, Towanda, PA 18848

##### **Chappell, Richard V.**

Late of Troy Borough (died June 13, 2013)

Executors: Mrs. Linda Jo Nickerson, Box 102, Troy, PA 16947, Mr. Thomas R. Chappell, 223 Oak Lane, Coudersport, PA 16915 and Mr. Steven J. Chappell, 140 Fish Road, Mansfield, PA 16933

##### **Holdren, Dennis M. a/k/a Dennis Marvin**

###### **Holdren**

Late of Columbia Township (died June 2, 2014)

Administrator: Terry M. Holdren, 107 Marble House Drive, Bear, DE 19701

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

##### **Ramage, Jennie a/k/a Jennie C. Ramage**

Late of Burlington Borough (died June 13, 2014)

Executor: Richard J. Ramage, P.O. Box 102, Burlington, PA 18814

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

##### **Ransom, William H., III**

Late of Sayre Borough (died July 10, 2014)

Executrix: Sarah C. Ransom, 207 Stevenson Street, Sayre, PA 18840

Attorney: Frances W. Crouse, Esquire, 216 South Main Street, Athens, PA 18810, (570) 888-4097

#### SECOND PUBLICATION

##### **Beeman, Robert D. a/k/a Robert Dale Beeman**

Late of Burlington Township (died June 19, 2014)

Executrix: Mrs. Faith M. Rose, 259 West 18th Street, Elmira Heights, NY 14903

Attorney: Christina Fleury, Esquire, Attorney at Law, 323 Elmira Street, Troy, PA 16947

##### **Lodge, Norma B. a/k/a Norma Belle Lodge**

Late of Canton Borough (died June 10, 2014)

Executor: Scott A. Parker, 21 Old Landon Road, Canton, PA 17724

Attorneys: Brann, Williams, Caldwell & Sheetz, Attorneys at Law, 1090 West Main Street, Troy, PA 16947

##### **VanAlstine, Jean**

Late of Smithfield Township (died June 26, 2014)

Executor: Mark A. Cole, 321 Parry Road, Cinnaminson, NJ 08077

Attorneys: Evan S. Williams, Jr., Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

BRADFORD COUNTY LAW JOURNAL

THIRD PUBLICATION

**Carman, Helen F. a/k/a Helen Frances Carman**

Late of Troy Borough (died May 3, 2014)

Executor: Ralph M. Carman, 87 Wonder View Lane, Towanda, PA 18848

Attorneys: Evan S. Williams, III, Esquire, Brann, Williams, Caldwell & Sheetz, 1090 West Main Street, Troy, PA 16947

**Cruz, Catherine H.**

Late of Stevens Township

Executor: Richard L. Cruz, Jr. c/o Shannon Pringle, Esquire, Pringle Law Firm, 518 Main Street, Towanda, PA 18848

Attorneys: Shannon Pringle, Esquire, Pringle Law Firm, 518 Main Street, Towanda, PA 18848

REGISTER'S NOTICE

0813-0170 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF JODY FISKE, Executrix of the Estate of Violet Mae Masteller, late of Tuscarora Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 5th day of August, 2014. Shirley Rockefeller Register of Wills

July 22, 29

MISCELLANEOUS LEGAL NOTICE

WYALUSING AREA SCHOOL DISTRICT SALE OF UNUSED AND UNNECESSARY LANDS (Wilmot School District)

NOTICE IS HEREBY GIVEN that a hearing has been set for August 26, 2014 at 3:00 p.m., in Courtroom #1 of the Bradford

County Courthouse, 301 Main Street, Towanda, Pennsylvania 18848; and, in addition, should any party wish to intervene, such intervention shall be filed by no later than August 2, 2014, and, per Court Order dated July 9, 2014 by the Honorable Maureen T. Beirne, at Docket No. 2014IR0039.

At the hearing, the Court will consider the Petition of the Wyalusing Area School District for approval of the sale of unused and unnecessary land owned by said School District, pursuant to the Act of March 10, 1949, P.L. 30, §707, as amended, 24 P.S. §7-707.

The tract of land for which Petition is made is approximately one-quarter acre of land situate in Wilmot Township, Bradford County, PA, being known as Bradford County Tax Parcel No. 58-127-02-002, more particularly described in Bradford County Deed Book 188 at Page 341, containing 0.25 acres. The School District proposes to sell said land to Richard and Charlene Bennett for the sum of One (\$1.00) Dollar, pursuant to an Agreement of Sale attached to said Petition.

The School District has received the Affidavits of two licensed realtors and appraisers who are familiar with the values of real estate in the area of the Wyalusing Area School District attesting to the fact that they have examined the property, that the price offered therefor is a fair and reasonable one, that in their opinion a better price could not be had at public sale, and that they are not interested, either directly or indirectly, in the purchase or sale thereof.

ELLIS H. KATZ, ESQUIRE Attorney for Wyalusing Area School District 331 E. Butler Avenue P.O. Box 5069 New Britain, PA 18901 Tel.: (215) 345-9111

July 22, 29; Aug. 5

## BRADFORD COUNTY LAW JOURNAL

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain lot of land in Towanda Borough, Bradford County, Pennsylvania, bounded and described as follows:

BEING lot No. 19 in Block No. 2 in Elliott's Addition to Towanda, 50 feet front on Elliot Street, and 110 feet deep, as will more fully show, on Morgans' Map of said Addition, recorded in the office of the Recorder of Deeds in and for Bradford County, in Deed Book No. 122 at page 6.

UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

TITLE TO SAID PREMISES IS VESTED IN Paul J. Fairchild, by Deed from Jennifer L. Jenkins dated 10/06/2005, recorded on 10/07/2005, Instrument # 2005116330.

Tax Parcel: 47-086.06-141-000-000.

Premises Being: 7 ELLIOTT STREET, TOWANDA, PA 18848-1511.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of WELLS FARGO BANK vs. PAUL FAIRCHILD.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece or parcel of land, lying and being in the Township of Ridgebury, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point where land now or formerly of Wilbur, Sturdevant and the grantor join in Bentley Creek; thence in an easterly direction along lands now or formerly of Sturdevant to an old fence approximately 450 feet; thence in a southerly direction along said line fence to an extension of the northern boundary of the lands of Leon Leonard; thence in a westerly direction along lands now or formerly of Heskell and lands now or formerly of Leonard approximately 450 feet to a point in High Street; thence in a northerly direction along the center of High Street and continuing on the same course to the place of beginning.

TAX PARCEL #30-017.03-004-000-000.

BEING KNOWN AS: 121 Pelton Place, Gillett, PA 16925.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty

## BRADFORD COUNTY LAW JOURNAL

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(30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of JP MORGAN CHASE BANK vs. GEORGE COLLINS & CHRISTINA COLLINS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate and being in the township of Monroe, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point in or near the center of Township road No. 348, said point located at the Northwest corner of the parcel of land about to be described and the Southwest corner of lands of William Bartz, nor or formerly; proceeding thence through a pin situate in the Easterly edge of said Township road along the South line of said William Bartz, now or formerly, South 58° 14' East 772.8 feet to a pin for a corner in the West line of lands of the Henry Bartz Estate, now or formerly; preceding thence along said west line of said Henry Bartz Estate, now or formerly South 29° 19' West 81.2 feet to a found pin and South 16° 15' West 446.5 feet to a found pin for a corner, being the South-

east corner of the within described parcel of lands, the Southwest corner of the lands of Henry Bartz Estate, now or formerly, the Northwest corner of lands of the Commonwealth of Pennsylvania and the Northeast corner of lands of Stone Mountain Lodge, Inc.; proceeding thence along the North line of said Stone Mountain Lodge, Inc., North 54° 17' West 893.6 feet through a pin situate in the Easterly edge of said Township Road No. 348 to a point in or near the center thereof for a corner; proceeding thence along the course of said Township Road No. 348, in or near the center thereof, North 30° 16' East 200 feet to a point and North 32° East 250 feet to a point, the place of beginning.

CONTAINING 9.06 acres of land, more or less, as per plat of Survey No. 7833-A by George K. Jones and Associates dated November 24, 1975, being Lot Number 4 therein.

Title to said Premises vested in Gregory S. Standish and Sandra L. Standish, husband and wife by Deed from Stella Packer dated 12/13/2004 and recorded 1/3/2005 in the Bradford County Recorder of Deeds in Instrument No. 200500044.

Being known as RR1 85A, Monroe, PA 18832.

Tax Parcel Number: 25-110.00-097-000-000.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of EMC MORTGAGE vs. GREGORY STANDISH & SANDRA STANDISH.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

## BRADFORD COUNTY LAW JOURNAL

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain lot of land in Rome Borough, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

LOT NO. 1: Beginning at a pin for a corner, being the southwest corner of the land about to be conveyed, said pin being located in the east side of Main Street, and being a common corner of the lands about to be conveyed and lands now or formerly of Claude N. Maynard; thence along the easterly side of Main Street, North 47 degrees 30 minutes East 115.5 feet to a pin for a corner in line of land now or formerly of Maude Parks; thence South 42 degrees 30 minutes East 128.3 feet to a pin for a corner; thence South 11 degrees 10 minutes West 13.2 feet to a pin for a corner; thence South 79 degrees 50 minutes East 26.2 feet to a corner; thence South 10 degrees 10 minutes West 6.3 feet to a pin for a corner; thence South 78 degrees 10 minutes East 55 feet to a pin for a corner in line of lands now or formerly of Glenn W. Arey; thence South 11 degrees 50 minutes West 57.5 feet to a pin for a corner in the said Maynard lands; thence North 82 degrees 10 minutes West 119 feet to a pin for a corner; thence North 57 degrees 55 minutes West 73.5 feet to a pin at an angle; thence North 45 degrees 45 minutes West 76.5 feet to the place of beginning.

CONTAINING 21,401.28 square feet more or less. The foregoing description is

more fully portrayed on the plot of a survey made by George K. Jones, County Surveyor, May 21, 1966, being No. 5960.

LOT NO. 2: Beginning at a found pin near a utility pole within the ultimate right-of-way of SR 0187, known as Main Street, said found pin being the common intersection of the herein described lot addition with lands, now or formerly of John D. Kipp and Sherry C. Kipp to the southwest, with which the herein described lot addition is being combined, and with lands now or formerly of Leland Fox from which the herein described lot addition was subdivided in the past; thence along said lands of Fox, South 53 degrees 39 minutes East 127.63 feet to a found pin at an angle, the easternmost point of the herein described lot addition; thence along remaining lands now or formerly of John L. Kipp, the following two courses and distances: (1) South 36 degrees 48 minutes 57 seconds West 26.46 feet to a set pin; and (2) South 09 degrees 37 minutes 53 seconds West 5.13 feet to a point in line of lands of said John D. Kipp and Sherry C. Kipp with which the herein described lot addition is being combined, the southernmost point of there herein described lot addition; thence along said lands of Kipp with which the herein lot addition is being combined North 40 degrees 11 minutes 38 seconds West 133.38 feet to the point of beginning.

CONTAINING 1,949.5 square feet, according to George K. Jones and Associates survey Map No. 5391-1, dated September 1999, revised on 13 December 2000, approved as subdivision No. 2000-145 by the Bradford County Planning Commission on 14 December 2000, and recorded in the Office of the Recorder of Deeds on December 14, 2000 to Bradford County Instrument Number 2000012799, microfilm map no. 6222, and paper map no. 39 in drawer 157.

TITLE TO SAID PREMISES IS VESTED IN Thomas L. Vanderpool, single,

## BRADFORD COUNTY LAW JOURNAL

by Deed from Matthew M. Ricci, married and Tonya L. Ricci, married, dated 08/25/2008, recorded 09/04/2008 in Instrument Number 200814334.

THOMAS L. VANDERPOOL died on 11/10/2009, and CHRISTOPHER LEE VANDERPOOL was appointed Administrator of his estate. Letters of Administration were granted to him on 11/19/2009 by the Register of Wills of BRADFORD COUNTY, No. 0809-0330. Decedent's surviving heir(s) at law and next-of-kin are CHRISTOPHER LEE VANDERPOOL and KELLY JO WIGGINS. By virtue of executed waiver, KELLY JO WIGGINS released her interest to said property.

Tax Parcel: 31-062.02-040.

Premises Being: RR3 BOX 3111, a/k/a 1310 MAIN STREET, ROME, PA 18837-8354.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of BANK OF AMERICA, N.A. vs. CHRISTOPHER LEE VANDERPOOL, in His Capacity As Administrator and Heir of the Estate of THOMAS L. VANDERPOOL.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on

Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land lying and being in the Township of Franklin, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point for a corner in or near the center of State Highway Route No. 414, said point marking the Northeast corner of the within described parcel of land, the Southeast corner of other lands of Grantor herein, now or formerly, and being in the West line of lands of Edward Long, now or formerly; proceeding thence through a pin situate on the Southerly edge of said State Highway and thence along the West line of said Long, now or formerly, South 21 degrees 27 minutes 58 seconds East 310 feet through a pin situate on the North bank of Towanda Creek to a point in the bed of said creek for a corner marking the Southeast corner of the within described parcel of land, proceeding thence along the bed of said creek in an upstream direction and along the North line of Bucktail Hunting Club South 68 degrees 15 minutes 38 seconds West 650 feet to a point for a corner in the bed of said creek marking the Southwest corner of the within described parcel of land and the Southeast corner of other lands of Grantor herein, now or formerly, proceeding thence through another pin situate on the North bank of said creek and thence along the East line of other land of Grantor herein, now or formerly, North 21 degrees 10 minutes 20 seconds West 362.32 feet through a pin situate on the Southerly edge of State Highway Route No. 414 to a point in or near the center thereof for a corner marking the Northwest corner of the within described parcel of land and an interior angle of other lands of Grantor herein, now or formerly, proceeding thence



## BRADFORD COUNTY LAW JOURNAL

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along the course of said State Highway, in or near the center thereof, North 72 degrees 52 minutes 33 seconds East 650 feet to a point in or near the center thereof for a corner, the place of beginning.

Containing 5.01 acres of land, more or less, as per plat of survey no. S-6393-A-1 by George K. Jones and Associated dated June 1987. Said survey was approved as a subdivision by the Bradford County Planning Commission on July 9, 1987 and recorded with the Recorder of Deeds of Bradford County, Pennsylvania, on July 17, 1987 to Map No. 2730.

TITLE TO SAID PREMISES VESTED IN Wayde A. Burgess and Lamella G. Burgess, his wife, by Deed from Jean Rosen, widow, dated 07/25/2006, recorded 07/28/2006, in Deed Mortgage Inst# 200609444.

Tax Parcel: 18-98.00-080.

Premises Being: 20238 Route 414 a/k/a RR 1 Box 2478 Monroeton, PA 18832.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of EVERHOME MORTGAGE COMPANY vs. WAYDE A. BURGESS & LAMELLA BURGESS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

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### SHERIFF'S SALE

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By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford

County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

ALL that certain piece or parcel of land situate, lying and being in Terry Township, Bradford County, Pennsylvania, bounded and described as follows:

BEGINNING at a point for a corner in the center of State Highway No. 08009, said point being the northeasterly corner hereof, and said point being at the southerly edge of lands now or formerly of Kendall Strawn, et ux.; thence proceeding along the center line of said State Highway No. 08009 along line of lands now or formerly of Samuel Wells, the following four (4) courses and distances: South 63 degrees 19 minutes West 217 feet to a point; South 67 degrees 24 minutes West 240.6 feet to a point; South 62 degrees 19 minutes West 200 feet to a point; and South 55 degrees 02 minutes West 26 feet to a point for a corner in the center of State Highway 08009; thence proceeding through a pin at roadside, through division line of lands now or formerly of Kendall Strawn, along staked line North 73 degrees 57 minutes West 864.3 feet to a pin for a corner; thence proceeding along line of lands now or formerly of Anthony Grippo, along fence and stone row North 35 degrees 46 minutes East 516 feet to a pin for a corner in line of lands now or formerly of Kendall Strawn, et ux.; thence proceeding through division line of lands now or formerly of said Kendall Strawn, along staked line through pin at roadside South 72 degrees 32 minutes East 1,198.7 feet to a point for a corner in the center of State Highway No. 08009 and the place of beginning.

CONTAINING 11.21 acres of land, be the same more or less according to survey Map No. 9392-A-2, notebook 189 page 23, prepared December 9, 1974, by George K.

BRADFORD COUNTY LAW JOURNAL

Jones and Associates and designated parcel no. two thereon.

BEING known as RR 2 Box 213, Wyalusing, PA 18853 aka 985 Rienze Road, Wyalusing, PA 18853.

PARCEL NO: 46-125.00-053.

BEING the same premises which Barry Reese granted and conveyed unto Barry Reese and Darlene Ellis, as joint tenants with right of survivorship by Deed dated September 18, 1998 and recorded September 21, 1998 in the Recorder of Deeds Office of Bradford County, Pennsylvania as Instrument No. 199809739.

THIS DOCUMENT MAY NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL, AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of VERICREST OPPORTUNITY

LOAN TRUST 2011-NPL2 vs. BARRY REESE & DARLENE ELLIS.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA

July 9, 2014

July 8, 15, 22

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground situate in Sayre Borough, County of Bradford, Commonwealth of Pennsylvania.

BEGINNING at a point in the east line of East Street distant 150 feet northerly from the north line of Lockhart Street (formerly Sayre Avenue); thence easterly at right angles with East Street 150 feet to a corner; thence northerly parallel with East Street 50 feet to a corner; thence westerly at a right angle with East Street 150 feet to the east line of the same; thence southerly 50 feet to the place of beginning.

BEING property known as 108 North East Street, Sayre, PA 18840.

BEING the same premises which Geffert Trust, dated the 19th day of August, 1999, by John Paul Geffert, by Deed dated December 2, 2011 and recorded December 7, 2011 in and for Bradford County, Pennsylvania, as Instrument #201129551, granted and conveyed unto Adam Soper.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be

## BRADFORD COUNTY LAW JOURNAL

made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of WELLS FARGO BANK, N.A. vs. ADAM SOPER.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22

### SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, July 30, 2014 at 10:00 o'clock in the forenoon the following described property to wit:

#### LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate, lying and being in the Township of Springfield, County of Bradford and Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the center line of S. R. 4014, said point being located in the common boundary line of the lands herein described and remaining lands of former grantors Fay L. and Barbara W. McClelland; thence along the center line of S. R. 4014 South 73 degrees 30 minutes 59 seconds West 377.07 feet to a pin located in the southwestly most corner of the lands herein described; thence along the line of the lands herein described and lands now or formerly of Ralph Hulslander and Harold Long North 10 degrees 00 minute West 644 feet through a found pin located near the northerly right of way line of S. R. 4014, to a set pin located in the northwesterly most corner of the lands herein described; thence along the line of the lands herein described

and lands now or formerly of David MacNett South 84 degrees 49 minutes 34 seconds East 510.5 feet to a set pin located in the north-easterly most corner of the lands herein described; thence along the line of the lands herein described and remaining lands of former grantors, Fay L. and Barbara E. McClelland, the following two courses and distances: (1) South 13 degrees 33 minutes 24 minutes West 205.16 feet to a set pin; and (2) South 4 degrees 55 minutes 49 seconds West 294.17 feet, through a set pin located near the northerly right of way line of S. R. 4014, to a point located in the center of S. R. 4014, the place of beginning. Containing 5.28 acres of land.

Being the same premises depicted as Lot 1 on a survey map prepared by George K. Jones and Associates dated October, 1998, and revised February 17, 1999, Survey No. 8203-1. Said premises having been approved for subdivision by the Bradford County Planning Commission on March 2, 1999, File No. 99-008. A copy of the said approved map was filed of record in the office of the Recorder of Deeds of Bradford County.

The former Grantors, Fay L. McClelland and Barbara W. McClelland reserve for themselves, their successors, heirs and assigns, the right to draw water from a certain well located on the herein described property as identified on the hereinbefore recited survey map.

The former Grantors, Fay L. McClelland and Barbara W. McClelland also reserve unto themselves, their successors, heirs and assigns, a 20 foot right of way for ingress and egress across the lands herein described for the purpose of gaining access to said well for the purpose of repairing and replacing the components of the water line from said well to the remaining lands of the former grantors, said right of way running in a generally southwestly direction and having a center line with a beginning point located

## BRADFORD COUNTY LAW JOURNAL

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in the common boundary line of the lands herein described and remaining lands of former grantors 28.5 feet from the northeasterly most corner of the lands herein described and running the following six courses and distances: (1) North 74 degrees 10 minutes 37 seconds West 74.78 feet to a point; (2) North 82 degrees 16 minutes 44 seconds West 11.95 feet to a point; (3) South 83 degrees 49 minutes 34 seconds West 16.77 feet to a point; (4) South 73 degrees 56 minutes 45 seconds West 45.99 feet to a point; (5) South 66 degrees 45 minutes 58 seconds West 66.08 feet to a point; and (6) South 54 degrees 04 minutes 35 minutes West 31.69 feet to a point.

The former grantors, Fay L. McClelland and Barbara W. McClelland, also grant and convey unto John McClelland and Kathy McClelland, their successors, heirs and assigns, the right to use in common with the former grantors, their successors, heirs and assigns, a certain sand mound located on the remaining lands of former grantors and being described as follows: Beginning at a point located approximately 85 feet from the northeasterly most corner of the lands herein described, said point being located in the common boundary line of the lands herein described and remaining lands of Grantors; thence the following four courses and distances: (1) South 31 degrees 37 minutes 28 seconds West 10.96 feet; (2) South 62 degrees 23 minutes 09 seconds East 131.98 feet; (3) South 27 degrees 36 minutes

51 seconds West 50 feet; and (4) North 66 degrees 07 minutes 40 seconds West 125.60 feet to a point located in the common boundary line of the lands herein described and remaining lands of former grantors; thence North 13 degrees 33 minutes 24 seconds East 65.78 feet to the place of beginning. The former grantors and grantees and their respective successors, heirs and assigns, shall be equally responsible for the maintenance and repair of said sand mound now and in the future.

TITLE TO SAID PREMISES IS VESTED IN Sarah B. Anglin, married, by Deed from John McClelland and Kathy McClelland, h/w, dated 06/20/2007, recorded 06/25/2007 in Instrument Number 200706713.

Tax Parcel: 42-055,00-052-001-000.

Premises Being: Box 72 Rural Route 2, a/k/a 91 Cozy Circle Lane, Columbia Cross Roads, PA 16914.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of WELLS FARGO BANK, N.A. vs. SARAH B. ANGLIN.

Clinton J. Walters, Sheriff  
Sheriff's Office  
Towanda, PA  
July 9, 2014

July 8, 15, 22